

Standard Contract of Sale

This Agreement of Sale, made this 4th day of March
 nineteen hundred and fifty-nine, between.....

~~XX~~

John Griffith, Administrator, for Estate of Sarah L. Sundergill, et al.

Isidor Wilkins and Rose Wilkins, his wife Buyer

Witness that the said Seller does hereby bargain and sell unto the said Buyer, and the latter does hereby purchase from the former the following described property, situate and lying in **The Woodville District, Frederick County, Maryland, being all that tract of land with improvements, consisting of seventy acres more or less and situated between The Fritztown and Black Ankles Roads. This being the same land described in a deed from Laura E. Barnes, et al, to Sarah L. Sundergill, dated April 6th 1909 and recorded in the land records of Frederick County, Maryland, Liber S.T.H. No. 280, Folio 324. This sale is subject to ratification by Circuit Court of Frederick County, Md., in Equity.**

LIBER 16 PAGE 250

at and for the price of.....
Six-thousand-six-hundred----- Dollars (\$ 6,600.00)
 of which Five-hundred----- (by check) ----- Dollars (\$ 500.00)

have been paid prior to the signing hereof, and the balance to be paid as follows: **an additional ~~Six-thousand~~ Six-thousand-one-hundred-dollars, (\$6,100.00) in cash to be paid on date of final settlement. The date of final settlement to be established upon notice of ratification by the Circuit Court of Frederick County, Md, in Equity.**

No personal property is included in this sale.
 The sellers are to receive **Six-thousand-four-hundred-dollars, (\$6,400.00) net from this sale and a commission of Two-hundred-dollars, (\$200.00) shall be paid to John J. Price, realtor, Mt. Airy, Md.**
 The deposit money herein mentioned in this sale shall be held in escrow by John J. Price, realtor, Mt. Airy, Md., who shall disperse said deposit money to proper parties when all parties herein concerned shall perform in accordance to terms of this contract of sale.
 Buyers shall defray all expense as to title search and transfer of deed and the sellers give possession of premises upon final settlement. Taxes and insurance shall be adjusted to date of final settlement.

AND as a part of the unpaid purchase money, a deed for the property containing covenants of special warranty and further assurance shall be executed at the Buyer's expense by the Seller, which shall convey the property to the Buyer. Title to be good and marketable, free of liens and encumbrances except as specified herein and except: Use and occupancy restrictions of public record which are generally applicable to properties in the immediate neighborhood or the subdivision in which the property is located, and publicly recorded covenants for public utilities above ground and any other encumbrances which may be observed by an inspection of the property. The herein described property is to be held at the risk of the Seller until legal title has passed or possession given.

Taxes and other public charges against the premises shall be apportioned as of date of settlement, at which time possession shall be given and the said parties hereto hereby bind themselves, their heirs, executors, and administrators, for the faithful performance of this agreement.

It is also understood and agreed that the Seller shall immediately have all of the insurance policies on the property so endorsed as to protect all parties hereto, as their interests may appear, and continue said insurance in force during the life of this Contract.

This Contract contains the final and entire Agreement between the parties hereto, and neither they nor their Agents shall be bound by any terms, conditions or representations not herein written; time being of the essence of this Agreement. Cost of all documentary stamps required by law shall be divided equally between the parties hereto and all costs of settlement, title search, transfer of deed, recording of deed and all legal expenses shall be borne by buyers.

Seller hereby agrees to pay commission on this sale of

Witness in triplicate the hands and seals of the parties hereto the day and year first above written.

WITNESS - AS TO SELLER'S SIGNATURE	SELLER'S SIGNATURE (SEAL)
WITNESS - AS TO SELLER'S SIGNATURE	SELLER'S SIGNATURE (SEAL)
WITNESS - AS TO SELLER'S SIGNATURE	SELLER'S SIGNATURE (SEAL)
<i>John J. Price</i> WITNESS - AS TO BUYER'S SIGNATURE	<i>Isidor Wilkins</i> (SEAL) ✓ BUYER'S SIGNATURE
WITNESS - AS TO BUYER'S SIGNATURE	<i>Rose Wilkins</i> (SEAL) ✓ BUYER'S SIGNATURE
WITNESS - AS TO BUYER'S SIGNATURE	BUYER'S SIGNATURE (SEAL)

Filed June 23, 1959